

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Stilton Lane Harkness VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Harkness

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/57 Carlyon Close Melton West VIC 3337	\$420,000	23-Oct-20
34 Licina Road Brookfield VIC 3338	\$462,000	19-Dec-20
55 Rockingham Circuit Harkness VIC 3337	\$422,000	20-Apr-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 January 2021

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2/57 Carlyon Close Melton West VIC 3337

4 2 1

Sold Price **\$420,000** Sold Date **23-Oct-20**

Distance **3.19km**



34 Licina Road Brookfield VIC 3338

4 2 1

Sold Price ^{RS} **\$462,000** Sold Date **19-Dec-20**

Distance **4.5km**



55 Rockingham Circuit Harkness VIC 3337

4 2 1

Sold Price **\$422,000** Sold Date **20-Apr-20**

Distance **0.31km**



136 Dalray Crescent Kurunjang VIC 3337

4 2 1

Sold Price **\$445,000** Sold Date **24-Dec-19**

Distance **1.68km**



124 Black Knight Way Kurunjang VIC 3337

4 2 1

Sold Price **\$380,000** Sold Date **13-Oct-19**

Distance **2.04km**



3 Colonus Street Kurunjang VIC 3337

4 2 1

Sold Price Sold Date **23-Sep-19**

Distance **2.06km**

RS = Recent sale UN = Undisclosed Sale

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16 Colonus Street Kurunjang VIC 3337

4 2 1

Sold Price

\$370,000

Sold Date **09-Oct-20**

Distance **2.12km**



27 Colonus Street Kurunjang VIC 3337

4 2 1

Sold Price

\$365,000

Sold Date **16-Jun-20**

Distance **2.19km**



7 Kingston Rule Street Kurunjang VIC 3337

4 2 1

Sold Price

\$445,000

Sold Date **06-Aug-20**

Distance **2.23km**



14 Cherry Close Harkness VIC 3337

4 2 1

Sold Price

\$410,000

Sold Date **09-Nov-19**

Distance **2.24km**



8 Melrome Court Kurunjang VIC 3337

4 2 1

Sold Price

\$350,000

Sold Date **01-Sep-19**

Distance **2.47km**



8 Arawata Parade Melton VIC 3337

5 2 1

Sold Price

\$468,000

Sold Date **22-Nov-19**

Distance **2.8km**

























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UN = Undisclosed Sale

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	48 James Cook Drive Melton West VIC 3337	Sold Price	-	Sold Date	23-Jul-19
 4	 2	 1		Distance	2.85km
	2 Sirdar Street Melton VIC 3337	Sold Price	^{RS} \$400,000	Sold Date	23-Nov-20
 4	 2	 1		Distance	2.96km
	6A Ranfurly Circuit Melton West VIC 3337	Sold Price	\$410,000	Sold Date	13-Nov-20
 4	 2	 1		Distance	3.32km
	467 High Street Melton VIC 3337	Sold Price	\$445,000	Sold Date	03-Aug-19
 4	 2	 1		Distance	3.49km
	38 Gretel Grove Melton VIC 3337	Sold Price	^{RS} \$394,000	Sold Date	21-Dec-20
 4	 2	 1		Distance	4.23km
	13 Black Dog Drive Brookfield VIC 3338	Sold Price	\$400,000	Sold Date	06-Sep-19
 4	 2	 1		Distance	4.59km

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28 Lightwood Way Brookfield VIC 3338

4 2 1

Sold Price

\$380,000

Sold Date

05-Oct-19

Distance

4.7km



1/19 Brookfield Avenue Brookfield VIC 3338

4 2 1

Sold Price

\$480,000

Sold Date

28-Sep-19

Distance

4.97km

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